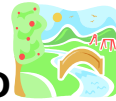




REDMOND PARK BOARD



Meeting Minutes February 2, 2006 Old Redmond Schoolhouse Community Center

I. Call to order/Welcome to Citizen Guests

The regular meeting of the Redmond Park Board was called to order by Chair Lori Snodgrass at 7:00 p.m.

Board members present: Chairperson Snodgrass; Co-chair: Kelsey; Board members: Margeson, Stewart, Ladd, Dige, Bourguignon and Youth Advocate Duncanson.

Absent and Excused: Thomas, Youth Advocate

City staff present: Craig Larsen, Parks and Recreation Director, Tim Cox, Parks Planning, Dennis Brunelle, Public Works; and Sharon Sato, Recording Secretary.

Consultants: Mike Norton, Project Manager, HDR Engineers, Allan Fitz, HDR, Design Engineer, Don Hogan, HDR, Architect and Bonnie Lender, HDR.

II. Approval of Minutes

Motion for approval of the November 3, 2005 Redmond Park Board minutes as presented:

Motion by: Margeson to approve as written

Second by: Ladd

Motion carried: 7 -0 unanimous

III. Items from the Audience

None

IV. Additions to the Agenda/Handouts

Snodgrass invited the audience to address the Park Board on any Park related issues they might have.

None

V. OLD BUSINESS

A. Water Source Improvement Project City Wells #1 & #2 - Rehabilitation in Anderson Park - Dennis Brunelle, Project Manager

Brunelle summarized background information given at January's Board meeting, pertaining to the history and status of the proposed project Water Treatment Facility at Anderson Park. Brunelle brought and aerial photo of Anderson Park located at 168th Ave., 79th Ave., Avondale Way and Redmond Way.

Two existing wells are located at the park - Wells 1 & 2. These wells have been in operation since 1960. Both wells need rehabilitation or replacement and need immediate attention to comply with state regulations and codes. The project was identified in 1993, with design in 1996/1997; the project was then withdrawn until 1999. There are five major wells in the city, two of which are located at Anderson Park. Water purified at these wells is produced at a fraction of the cost in comparison to purchasing from another vendor. Existing purification entails chlorine gas to purify the water, caustic soda for PH adjustment and fluoride for dental hygiene.

The wells are located below the pump houses with well shafts in place. These shafts have been rehabilitated; however replacement or major renovation must take place to keep the wells running and up to standards. Renovation would only temporarily alleviate the problems interim; the pumps and treatment facilities would have to eventually be replaced.

The plan is to rehabilitate both wells and consolidate treatment into one facility. The new, state of the art, treatment facility would eliminate the use of chlorine gas and replacing it with onsite hypo-chloride, also eliminating caustic soda and replacing it with a PAC tower system, no chemicals will be used. Eventually, all wells in the city's water system will be converted into this method.

At the request of the Park Board, staff has been studying several different options and investigating alternative sites within the park. The original concept, suggested by the Administration and city staff, is in the northeast corner of the park (site of the existing picnic shelter). The next site suggested was the northwest corner, and more recently the southeast corner. Off site locations have also been evaluated along 168th. Two parcels minimum would be needed in order to accommodate the treatment/pump house facility, due to parcel size. Approximately 9,000 square feet is necessary for the facility, access and deliveries. No parcels are currently for sale; however, staff has investigated dollar amounts and has come up with a \$600,000 per parcel estimate, totaling over \$1 million. Staff has also contacted the Christian Science Church, next to the park; however, they are

not interested in selling their property. Sites facing 79th are either in current or recent development. The dry cleaning site adjacent to the northeast corner of the park, and the parcel behind the cleaners on 170th, two parcels are for sale, staff has contacted the owner, with a total of \$1.25 million for the two parcels, this price would need to be negotiated due to the over market cost of the parcels. It is favorable to be within 1 to 1 1/2 blocks from the existing well site.

Another suggested option is to pump the water from another location where an existing treatment facility is located, however, this would be unfeasible. The closest facility is Well #3, one mile from Anderson Park, piping alone would cost \$2.2 million (materials only). Cross contamination would eliminate this option, as piping raw water this distance could possibly be a liability issue.

Siting at the southeast corner has been considered as an option. The Downtown Transportation Master Plan proposes to improve the intersection at Avondale Way and Redmond Way for safety and operational factors. Vacation of some existing right-of-way could provide area considered a viable site for the water treatment facility. The southeast corner of the park, adjacent to the intersection of Redmond Way and Avondale Way is subject to downtown design regulations associated with pathways and "Gateway" considerations. Relocation of existing utilities within Avondale Way could affect feasibility of this location. It was estimated that this alternative site could add \$500,000 to the project in utility relocation, intersection modifications and added piping costs.

All three suggested locations, within the park, were "footprinted/staked" (total footprint including PAC Tower - 3,000 sq. ft.; includes walkways between and around buildings), as well as the building height, as requested by the Park Board. Board members were also invited to attend a field trip to another treatment facility in Auburn; the facility was approximately twice the size as the one proposed for Anderson Park.

A new treatment facility's life span would be approximately 40 years minimum. Cost for an off-site, as opposed to an on-site facility would be identical, except land acquisition.

Snodgrass introduced Redmond Youth Partnership Advisory Committee (RYPAC) members and invited them to speak in regards to the project.

Zak Doleac, Redmond High School, suggested a building designed as an amphitheater type structure where teens could hold performances or use for other activities, et al art shows, movies.

Colin Knapp, Redmond High School, suggested local business marketing and sponsorships for movie nights or other community/youth functions. Would invite and bring more business into the community.

Casey Pape, Redmond High School, best interest to design a building more usable, utilize the space taken up used in the best interest of the community, et. al outdoor amphitheater. Develop outside of the building to make it more useful, inviting building.

Brunelle stated that Public Works and Planning staff favors the northwest option.

The northwest corner would mean removal of 1 to 3 trees. The northeast corner would mean the removal of 9-12 trees. The northwest placement would allow for a more amphitheater type structure - allowing for a concrete stage area, graded and profiled area for seating, slight roof overhang, allowing for additional programming.

Don Hogan, Architect, HDR brought two new structure drawings for possible structure/design consideration. Hogan has also met with the Design Review Board (DRB); the Design Review Board suggested a more "northwest" theme for the structure. Hogan displayed "drop in" drawings, of the structure, in the two suggested locations - northeast and northwest corner of the site. These drawings gave a better perspective of what the structure and structure size would look like in reference to the site location.

Margeson inquired what "northwest" type theme could be considered. Hogan responded that a "barn-like" structure might be considered a northwest theme; however, more discussion would need to take place. The height of the building would also be consistent through out the building - 16' minimum. Brunelle reported that, to date, staff is at 30% design - mechanical, electrical and interior.

Snodgrass commented that the Board might be less concerned as to the look of the building, and would have less comments to share with the Design Review Board, if the structure was located off-site and not adjacent to the park, however due to the proposed location, the Board definitely wants to convey their comments to the DRB. Structure design needs to fit in with the neighborhood element; commercial, park, and residential.

Brunelle specified the following guidelines as to locating the facility off-site:

- Willing sellers - No emanate domain or duress
- Agreed upon fair market value
- Permission from City Council

Construction would be nine months to one year with a budget of over \$4 million dollars.

Susan Wyatt, Redmond resident - stated her concern in regards to removing nine to fourteen trees on site. Her concern is that removal of trees may weaken other tree root systems. Her preference is to build the facility off of 168th.

Snodgrass asked staff for their comments on the project.

Larsen responded that he felt that Brunelle had done a good job of addressing Park Board questions and concerns. He felt the issue of site location was of utmost importance, as well as the design of the building. Larsen asked the Board to consider discussing site location and come to a consensus. He also added that the compatibility issue of the building on site would be challenging.

Snodgrass reported that she had gone with staff to the Auburn Water Treatment Facility and found the facility to be quiet. The PAC towers were somewhat noisy due to the size of the system (three times the size proposed for Anderson Park); however with all taken into consideration, the facility was non-disruptive to the surroundings. Surrounding noise (traffic, trees, etc.) would have a slight impact on how much sound park patrons and neighbors adjacent to the park would hear or not hear. Information on noise levels are stated in the report produced by HDR Engineering.

Snodgrass asked each Board member to state his/her questions or comments:

Mary

- Thanked staff for their work and response to questions.
- Mary has worked around government most of her professional life and has an instinctive feeling not to go out and fundamentally change projects at a late stage.
- This project has changed for the better since proposed.
- Pleased that staff had done some site analysis to properties surrounding the park.
- Expressed strong preference that staff pursues the option of locating a facility in proximity but not in the park.
- Noting that although the dollar amount is significant, in the life span of the facility, amortized over the useful economic life of the facility, given the growth potential of Redmond and the lessening opportunity to purchase parkland, the cost of moving the facility off-site, preserving the parkland, preserving the trees, not having the construction, not having the interruption of use, are all significant "off sets" to the costs.

- Expressed strong support for doing whatever needs to be done, with Council and the Mayor, to continue the process to investigate sites adjacent to, but outside park boundaries.

Terrie

- Thanked staff.
- Likes the butterfly building architecture - minimized tree loss.
- Interested in having the building expand opportunities for Parks use.
- Expressed preference for southeast corner alternative.
- No neighbors across the street affected at this location.

Sue

- Thanked staff and consultant - appreciation for all the work done since the last Board meeting to answer questions.
- Park has several faces to it. Rural, natural northwest face. Against putting a structure on the north end - obstructs site lines into the park, problematic to the safety and security of some of the park users, proximity to residences.
- Spoke to park user - if park is sited for the structure, liked the southeast corner for the purpose of creating a safety barrier for children, keeping them from Redmond/Avondale Way. The north end being more park-like environment. The proposed structure has an urban feel consistent with commercial uses which occur south of the park.
- Preference for an off site location - if on-site, consideration to the south end with appreciation for preserving the trees, siting a little different than now proposed.
- Opportunity for gathering - plaza, activities, connecting park to the urban network of streets surrounding the park.
- Proposed revisiting the original master plan for the park to find a way to create a more of a gathering spot, a plaza for the south end of the park to meet the needs of the youth.
- Preference for off site with secondary southeast corner.

David

- Preference for off site.
- 20-30-40 years from now, any green space is going to be at a premium. Opportunity costs now vs. later may seem costly now, but more obtainable.
- Site adjacent to park.
- If presented with choice - southeast - the north end has a certain character which would be impacted by a large structure.

Seth

- Inquired when the planning process began. 1996 - Identified in 1993 as needed a potential upgrade/replacement. Council approved the project in 1997 (selected consultant, began process).
- Frustrated to hear about the project only last year.
- No opportunity for the Board to appear before the Council to discuss.

- The community unable to look to the future and be involved in the planning process.
- Too late to combine with Well #5 at Target site, which is now under renovation/replacement construction. (Brunelle, these wells would not be combined due to added expense, impact to community (traffic).
- Cost of buying another piece of property, downtown area, like Anderson Park? One million or more would only be 10% of cost to move adjacent to park, in comparison of buying another piece the size of Anderson in the downtown area.
- Very seriously need to move this project somewhere else.
- Long range water requirements for city and growth - any consideration for more treatment facilities that impact parks need to be presented to the Park Board well in advance.
- If structures are sited in the park - suggestion of amphitheater is a good, but would increase the impact on the park - need to consider making the impact as little as possible due to park size.
- Support Mary, Sue and Dave for an off site location, cannot support putting the treatment facility at Anderson Park.

Hank

- Appreciate work done in short period of time, since first presentation, to seek what is available around park, eliminating options.
- Size of structure does not fit in park.
- Highly support looking outside the park - across street, anywhere adjacent to park is only preference.
- If presented months/years prior to last meeting, an off site location would have been the same preference.
- As a member of the Park Board his first priority is to maintain the parks for public use.

Emily

- Invaluable Park in downtown area.
- RYPAC looks at this as a community opportunity, a way to positively present a large structure at this park.
- Off site location preferred; a permanent gather place for youth would be a nice addition to the park.

Lori

- Appreciate staff's diligence to accommodate Board concerns and questions.
- Pleased staff is flexible in looking at alternative locations.
- Staking exercise was very helpful in determining facility siting.
- Likes idea of minimum impact at south end of park, moving into the abandoned right-of-way. Preference, opportunity for gateway entrance, opening up park area to Redmond Way to public going by. Restrictions currently in the Development Guide could be worked with. Park Board can speak to due to the potential impact to Anderson Park with setback

requirements. Good transition point between what is required on commercial area, as it transitions into the downtown area in reference to sidewalk width.

- Preference off site. Huge impact on park, huge impact on character, safety, feel, focus, the use of the park.
- No opportunities on the horizon to replace the park. It would cost more than \$1.5 mil. (price to move across street) in loss of usage at park for citizens of Redmond. Comparable to \$30,000 per year over projected 50-year treatment facility life.
- Need to protect park site.
- Only small advantage of having the structure built at the park - input on building design elements in front of the Design Review Board.
- Problem with process - citizens are learning late in process, big flaw. City should go out of way to get feed back from public on any project that impacts parcel owned and utilized by everyone in city.
- Appreciate staff and Public Works sending out project mailers. Should have been notified some time ago.
- Recommendation - located outside park.
- Board will revisit and update master plan - internal elements can be addressed by some of the comments by public.
- Public process will continue.
- Board agreed unanimously to encourage staff to look for an off-site location. Stressing that Anderson Park is a "jewel" in the park system. Snodgrass asked staff to make sure the Board keep informed of any updates.
- The Board took a straw vote to encourage staff to look for an off-site location for the well.

Brunelle responded that if any parcel or parcels are found, in close proximity, the next step would be to go forward to City Council.

Snodgrass stated the Board would like an opportunity to speak before Council on this issue.

B. Downtown Neighborhood Parks Assessment (SWOT) - Cox

Cox referred to the second installment of the background information of the Strength, Weaknesses, Opportunities, Threats (SWOT) Assessment for the Downtown Neighborhood. Cox added that to date the Park Board assessed the Sammamish Valley, Willow/Rose Hill, and Grass Lawn Neighborhoods and now the Downtown. Park Board analysis corresponds to Redmond's Comprehensive Plan Amendments to these neighborhoods by the Planning Dept. and Planning Commission. The citizen advisory committees have developed new policy directions, of which the Park Board has incorporated some into City projects (e.g. Grass Lawn, Ph. III - gathering place and pursuit of Willows/Rose Hill park opportunity on potentially surplus school property).

There have been recent amendments to the Comprehensive Plan in the downtown area and adoption of Redmond Community Development Guide regulations, by the Planning Commission are in progress.

At a previous meeting, Gary Lee, Community Development Planner, brought background information on demographics and Comprehensive Plan information. Jeff Churchill, Community Development Planner, also brought insight to the Board on Wayfinding efforts in the downtown area.

The Trails Commission had provided information regarding community/trail opportunities downtown. A significant trail in downtown is the Sammamish River Trail, north to south connection - Burke Gilman on the north and East Lake Sammamish Trail south. The bike 520 Trail, adjacent to the Highway 520, in the future will connect to the Sammamish River Trail (Sam. River Trail to Bear Creek Trail, PSE Trail, Tolt Pipeline Trail, East Lake Sam. Trail, and potentially to the Burlington Northern Right-of-Way Trail.) The 520 Trail will cross West Lake Sam. Trail at a signalized crosswalk, Public Works has a grant to accomplish this. Other trail resources were noted.

Trail Commission has reviewed this information and staff is asking the Board for review and comment in the final SWOT for this neighborhood.

Snodgrass suggested that within each category, that each of these specific trail projects provide opportunities for the City to provide connections to existing trails system, as well as opportunities to connect to park sites, recreational area, access to open spaces, which enhances our parks and trails system. Snodgrass added that this plan should not lose sight of the park aspect components.

C. Park Board "Mini" Retreat De-Brief

Snodgrass thanked the Board and staff for attending the retreat. She felt the retreat and tour was valuable to everyone.

D. New Park Board Meeting Location

Snodgrass discussed the possibility of moving the monthly Park Board meetings to the new City Hall Building. Kelsey asked for input as to the pluses and minuses of moving. Larsen suggested that closer proximity to meeting and project resources would make it easier for access; he also added that the City Hall would soon be accommodating more public functions and open public use. Kelsey welcomed the move in hopes of attracting more citizens to the meetings. Snodgrass welcomed the opportunity to the possibility of taping meetings for RCTV.

Staff will make relocation arrangements and report back to the Board via e-mail.

E. Future Agenda Items

Snodgrass asked Board members for projects they might like to see on future agendas. Digi would like to continue to discuss the Anderson Park Water Treatment Facility Amphitheater concept. Digi felt there might be added interest in this concept and felt this could be a real opportunity.

Duncanson added that the historical value of Anderson Park is underestimated and it has value for continued family/youth activities (movies, performances, etc.).

VI. New Business

A. Idylwood Park Playground and Sand Volleyball Courts

Cox handed out a site map of Idylwood Park referencing the location of the new playground, and next phase picnic shelters and sand volleyball courts. An opening celebration for the new playground will be sometime this year. The sand volleyball courts will be located closer to the beach area.

Margeson stated that he felt the area was too small to accommodate too many activities (playground, picnic shelter, volleyball courts).

Cox and staff will come forward with more information and a plan at the next meeting, at which time he will ask the Board for their comments.

Stewart, recalling comments from citizens, was concerned about the age and types of activity that would take place in close proximity. Staff will investigate and bring a closer to scale drawing at the next meeting.

VII. Adjournment

Motion to adjourn: Kelsey
Second by: Ladd
Approved: 7-0

Meeting adjourned at 9:15 p.m.

By: _____ Date _____
Lori Snodgrass, Chair

Minutes prepared by Recording Secretary, Sharon Sato

Next Regular Meeting
March 3, 2006
7:00 p.m.
City Hall Building - 15670 NE 85th St.
Council Conference Room - 1st Floor